

IN RE: PETITION FOR VARIANCE
S/S White Oak Avenue, 620' E of
the c/l of Oakleigh Road
(1833 White Oak Avenue)
9th Election District
4th Councilmanic District

Kris A. Randlett and Scott R. Thacker
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-161-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Kris A. Randlett and Scott R. Thacker. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Kris Randlett and Scott Thacker, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of .40 acres, more or less, zoned D.R. 5.5 and is presently unimproved. The Petitioners purchased the subject property at an estate sale auction approximately three months ago. At the time of their purchase, the Petitioners thought the subject property was a buildable lot, given that all the other lots along White Oak Avenue are of similar size and have been developed with homes. Therefore, the Petitioners felt that purchasing the lot at auction would allow them to

COUNCIL REGISTRATION FILING
Date 12/29/98
By [Signature]

build a house on the property. The Petitioners are in the home improvement business and are beginning a new venture in buying unimproved lots and constructing houses thereon. The Petitioners testified that they have a potential buyer of the property and are awaiting final design of the house to be constructed thereon. The Petitioners agreed that at the time of applying for the building permit, they would submit the house plans to the Office of Planning for their review and approval to insure that the house to be built will be consistent with the other homes in the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this

CERTIFIED TRUE COPY
12/29/78
Jep

particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits, the Petitioners shall submit the house plans for the proposed dwelling to the office of Planning for review and approval to insure that the proposed dwelling will be compatible with the surrounding community.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M/KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/28/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 23, 1998

Mr. Kris Randlett
Mr. Scott R. Thacker
3105 California Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
S/S White Oak Avenue, 620' E of the c/l of Oakleigh Road
(1833 White Oak Avenue)
9th Election District - 4th Councilmanic District
Kris A. Randlett and Scott R. Thacker - Petitioners
Case No. 99-161-A

Dear Messrs. Randlett & Thacker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1833 White Oak Ave.
which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1. TO ALLOW A LOT WIDTH OF 50 FT. IN LIEU OF THE MINIMUM 55 FT. AND TO APPROVE AN UNDERSIZED LOT PER SECT. 304 BCZR AND ANY OTHER VARIANCES DEEMED NECESSARY BY THE
ZONING COMMISSIONER,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To Be Determined At Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Kris A. Randlett
(Type or Print Name)

Kris A. Randlett
Signature

Scott R. Thacker
(Type or Print Name)

Scott R. Thacker
Signature

3105 California Ave. 661-0423
Address Phone No

Balto. Md. 21234
City State Zipcode

Name, Address and phone number of representative to be contacted.

Kris A. Randlett
Name

3105 California Ave. 661-0423
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1/2 HR

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SLC

DATE

10/15/98

99-161-A

ORDER RECEIVED FOR FILING

Date

BY

161

ZONING DESCRIPTION FOR 1833 White Oak Avenue

Beginning at a point on the South side of White Oak Avenue which is 35' wide at the distance of 620' East of the centerline of the nearest improved intersecting street Oakleigh which is 40' wide. *Being Lot # 215 Block # --, Section # ✓ in the subdivision of Hillendale Farms as recorded in Baltimore County Plat Book # ~~22~~ 8 Folio # 93, containing 16,250 sq. ft.. Also known as 1833 White Oak Ave. and located in the 9th Election District, 4th Councilmanic District.

99.161-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

161 No. 060719

DATE 10/15/98 ACCOUNT 20016150

AMOUNT \$ 100.00

RECEIVED FROM: HARBURG KUSTOM HAWES

FOR: RV + UNDERSIZED LOT APPAL 99-161-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED 10/15/1998 11:27:00
000000 CASHIER LEND LNO DEBITER
5 MISCELLANEOUS RECEIPT
Receipt # 075079
CR NO. 060719
100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 439-161-A
1833 White Oak Avenue
S/S White Oak Avenue, 620' E
of Oaklawn Road
8th Election District
4th Councilmanic District
Legal Owner(s): Kris A. Rander
& Scott R. Thacker

Variance: to allow a lot width of 80 feet in lieu of the minimum 55 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

Hearing: Monday, December 7, 1998 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations please call (410) 887-3353.
(2) For information concerning the File and/or Hearing, please call (410) 887-3391.

11/23/98 Nov. 19 0274135

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 19, 1998.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-161-A*

PETITIONER/DEVELOPER: () *SCOTT R. THACKER*

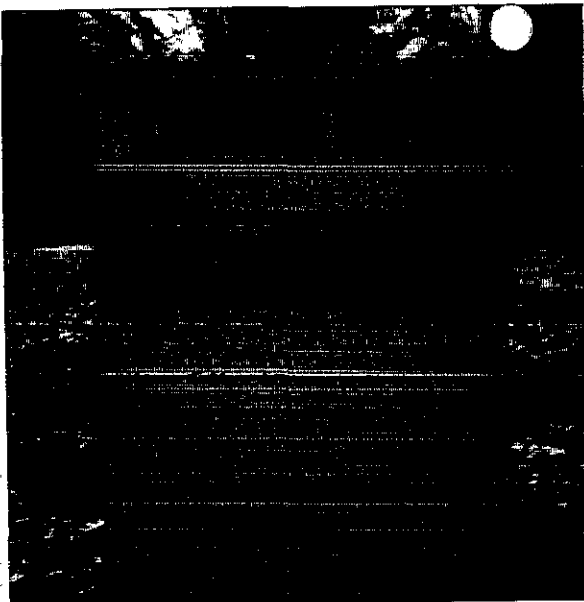
DATE OF HEARING/~~CLOSING~~: () *12-7-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
1833 WHITE OAK AVE. BALTIMORE, MD. 21234

THE SIGN (S) WERE POSTED ON, *11-18-98* BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle Sr. 11/18/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

RE: PETITION FOR VARIANCE
1833 White Oak Avenue, S/S White Oak Ave,
620' E of Oakleigh Rd, 9th Election District,
4th Councilmanic

Legal Owners: Kris Randlett and Scott Thacker

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-161-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Kris A. Randlett and Scott R. Thacker, 3105 California Avenue, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 29, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-161-A
1833 White Oak Avenue
S/S White Oak Avenue, 620' E of Oakleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Kris A. Randlett & Scott R. Thacker

Variance to allow a lot width of 50 feet in lieu of the minimum 55 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, December 7, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Kris Randalett & Scott Thacker

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
November 19, 1998 Issue - Jeffersonian

Please forward billing to:

Kris Randlett 410-661-0423
3105 California Avenue
Baltimore, MD 21234

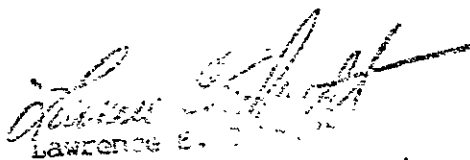
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-161-A
1833 White Oak Avenue
S/S White Oak Avenue, 620' E of Oakleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Kris A. Randlett & Scott R. Thacker

Variance to allow a lot width of 50 feet in lieu of the minimum 55 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, December 7, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

scj

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: Kris Randlett 161
Petitioner: Kris Randlett + SCOTT THACKER
Address or Location: 1833 White Oak Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kris Randlett
Address: 3105 California Ave.
Betho., Md. 21234
Telephone Number: (410) 661-0423

Revised 2/20/98 - SCJ

99-161-A

UNDERSIZED LOT ADJUL
PRESENTED TO ERV. MCD.
OP. 10/15/98

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-161-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a lot width of
50' in lieu of the minimum required 55'. And to
approved an undersized lot per section 304 and
to approve any other variances deemed necessary
by zoning commissioner

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 1, 1998

Ms. Kris A. Randlett
3105 California Avenue
Baltimore, MD 21234

RE: Item No.: 161
Case No.: 99-161-A
Location: 1833 White Oak Avenue

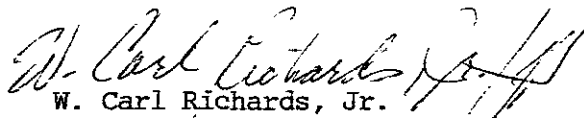
Dear Ms. Randlett:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 15, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us




B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 2, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 2, 1998
 Item Nos. 154, 155, 158, 159, 161,
 162, 163, 164, 165, 166, 167, 170

Also:

Case #99-151-SPHXA
Loyola College/Beckleysville Road

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1102.NOC

Jim
12/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 12, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 1833 White Oak Avenue

INFORMATION:

Item Number: 161
Petitioner: Kris Randlett & Scott Thacker
Property Size:
Zoning: DR 5.5
Requested Action: Variance
Hearing Date:

The variance being requested in this case is from Section 1B02.3.C.1 to allow a lot width of 50 feet in lieu of the minimum 55 feet and to approve an undersized lot per Section 304 BCZR and any other variances deemed necessary by the Zoning Commissioner.

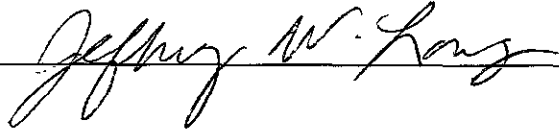
The subject property is a quarter acre residential lot, located at 1833 White Oak Avenue in the Hillendale Farms subdivision of the Oakleigh Manor Community. It is zoned DR 5.5 and is currently unimproved. The site is bordered on both sides by single family detached dwellings.

The applicant is proposing to construct a single family, three-bedroom home on the lot. A site plan submitted with the application indicates that the building envelope will be approximately the same size as adjacent properties, and that ten foot side yard setbacks, and a 45 ½ foot front yard setback will be maintained, consistent with the surrounding community. Elevations submitted indicate that the structure will be a split foyer with a gabled roof, and will be finished with siding, also consistent with the exterior materials of the houses in the area.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends approval of this variance provided that the placement of the proposed dwelling on the lot is in accordance with the plat accompanying the petition for variance and the submitted architectural elevation drawings.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Lang", is written over a horizontal line.

AFK:LH:lsn

ALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 10/30/98

TMS
12/1/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/26/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	153 AU	158 -	168
	154 AU	(161)	169
	155 -	162 AU	170
	156 ✓	165 -	
	157 ✓		

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

OCTOBER 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

153, 154, 155, 158, 161, 162, 163, 164, 166, 167,
AND 170

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10-27-94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 161 JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

File

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

B Permit Number
VARIANCE
99-161-A

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Kris A. Randlett 3105 California Ave (410) 661-0423
Print Name of Applicant Address Telephone Number

☐ Lot Address 1833 White Oak Ave. Election District 9th Council District 4th Square Feet 16250

Lot Location: N 3 W / side / corner of White Oak Ave. 600 feet from N 3 W corner of Oakleigh Rd.
(street) (street)

Land Owner Kris Randlett, Scott Thacker Tax Account Number 52-2121691

Address 3105 California Ave Telephone Number (410) 661-0423
18 Havenfield Dr.

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

1. This Recommendation Form (3 copies)

YES ☒

NO ☐

2. Permit Application

YES ☒

NO ☐

3. Site Plan

Property (3 copies)

YES ☒

NO ☐

Topo Map (available in Rm 204 C.O.B.) (2 copies)
(please label site clearly)

YES ☒

NO ☐

4. Building Elevation Drawings

YES ☒

NO ☐

5. Photographs (please label all photos clearly)

Adjoining Buildings

YES ☒

NO ☐

Surrounding Neighborhood

YES ☒

NO ☐

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by <u>JLV</u> ZAPM
Date <u>10/15/98</u>

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:



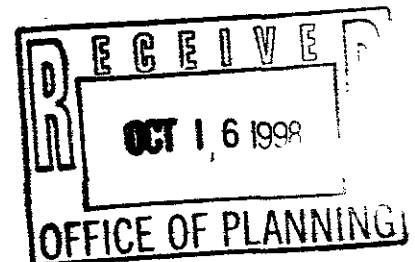
Approved



Disapproved



Approval conditioned on required modifications of the permit to conform with the following recommendations:



Signed by: Jeffrey W. Long
for the Director, Office of Planning & Community Conservation

Date: 10/30/98

Chris Randle #
Scott Hucker

- Owns lot for 3 mo's
- purchased lot at Estate Auction
- Did not know that lot was undersized
- 25,500
- water + sewer

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1833 White Oak Ave.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Hillendale Farm

plat book # 98, lot # 215, section # 11A

OWNER: Kris Randall Scott Thacker

See attached sheet



North

date: 10/12/98

prepared by: S.R.T., K.R.

Scale of Drawing: 1" = 50'



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 9th

Councilmanic District: 4th

1" = 200' scale map #: NE-9C

Zoning: DR-5.5

Lot size: .40 16250
acreage square feet

public private
SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

DL 161

99-161-A

215

N 34,000

99.161A

D.R. 5.5

DR. 10.5

D.R. 10.5


C. R. S.

D.R. 5.5

~~D.R. 10-57~~

100

女



OAK LEIGH
ELEMENTARY
SCHOOL

FARMS

LENDALE

WATER

三

NEW